

James B. Nutter &amp; Company

## NOTICE OF FORECLOSURE SALE

Plaintiff,  
vs.

Case No. 15-CV-46

Theresa H. Eastman

Defendant.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on June 24, 2015 in the amount of \$123,078.29 the Sheriff will sell the described premises at public auction as follows:

TIME: October 1, 2015 at 2:00 p.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances.

PLACE: On the front steps of the Vilas County Courthouse, Eagle River

DESCRIPTION: A parcel of land in Government Lot Three (3), Section Twenty-eight (28), Township Forth (40) North, Range Six (6) East, Arbor Vitae Township, Vilas County, Wisconsin, being "Parcel 8" as shown on Map No. 78-45 by Wilderness Surveying, Inc. dated May 31st, 1978, and more particularly described as follows: Commencing at the one-quarter corner common to Sections 27 and 28, marked by an iron pipe, witnessed by a 15" Jack Pine bearing N 23° W, 63.3 feet and by an 18" Norway Pine bearing N 1° E, 50.7 feet; thence N 1° 13' 38" W, 51.95 feet along the east line of Section 28 to an iron pipe marking the intersection of the westerly right-of-way line of Propwash Bay and the northerly right-of-way line of Sumach Lake Road; thence S 88° 49' 42" W, 2117.43 feet along the northerly right-of-way line of Sumach Lake Road to the PLACE OF BEGINNING, marked by an iron pipe. Thence continuing along the northerly right-of-way line of Sumach Lake Road, S 88° 49' 42" W, 415.00 feet to its intersection with the easterly right-of-way line of Mattke Road, marked by an iron pipe; thence N 2° 00' 42" W, 170.00 feet along the easterly right-of-way line of Mattke Road to an iron pipe; thence N 88° 49' 42" E, 420.00 feet to an iron pipe; thence S 0° 19' 35" E, 170.00 feet to the place of beginning. AND A 1/15th interest in PARCEL 17 described as follows: A parcel of land in Government Lot Two (2), Section Twenty-eight (28), Township Forty (40) North, Range Six (6) East of the Fourth Principal Meridian, Arbor Vitae Township, Vilas County, Wisconsin, being "Parcel 17" as shown on Map No. 78-45 by Wilderness Surveying Inc., dated May 31st, 1978 and more particularly described as follows: Commencing at the one-quarter corner common to Sections 27 and 28, marked by an iron pipe; witnessed by a 15" Jack Pine bearing N 23° W, 63.3 feet and by an 18" Norway Pine bearing N 1° E, 50.7 feet; thence N 1° 13' 38" W, 51.95 feet along the East line of Section 28 to an iron pipe marking the intersection of the Westerly right-of-way line of Propwash Bay and the Northerly right-of-way line of Sumach Lake Road; thence S 88° 49' 42" W, 1345.00 feet along the Northerly right-of-way line of Sumach Lake Road to the intersection with the Easterly right-of-way line of the Proposed Town road, marked by an iron pipe; thence N 4° 25' 22" E, 458.69 feet along the Easterly right-of-way line of the Proposed Town Road to an iron pipe; thence N 11° 06' 38" E, 192.45 feet along the Easterly right-of-way line of the Proposed Town Road to its intersection with the Northerly right-of-way line of another Proposed Town Road, marked by an iron pipe; thence S 81° 02' 38" E, 255.00 feet along the Northerly right-of-way line of the Proposed Town Road to the PLACE OF BEGINNING, marked by an iron pipe. Thence N 6° 57' 08" W, 545.96 feet to an iron pipe near the Southerly shore of Sumach Lake; thence meandering along the lake, S 30° 48' 35" E, 156.50 feet to an iron pipe and N 58° 46' 11" E, 60.00 feet to an iron pipe; thence S 14° 44' 50" E, 484.33 feet to an iron pipe on the Northerly right-of-way line of the Proposed Town Road thence N 81° 02' 38" W, 190.99 feet along the Northerly right-of-way line of the Proposed Town Road to the Place of Beginning, including the land lying between the lakeshore baseline and the water's edge.

PROPERTY ADDRESS: 11896 Sumach Lake Rd Woodruff, WI 54568-9597

DATED: July 27, 2015

Gray & Associates, L.L.P.  
Attorneys for Plaintiff  
16345 West Glendale Drive  
New Berlin, WI 53151-2841  
(414) 224-8404

Please go to [www.gray-law.com](http://www.gray-law.com) to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.